



HARLOW HILL

*An exclusive development of four
luxury barn conversions*

4 NEW HOMES
FOR 2021

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HARLOW HILL

4 NEW BARN CONVERSIONS

*Due for completion from
spring 2021*

Anvil Homes is delighted to bring to the market this exclusive development of four individually designed barn conversions, nestled within a rural village setting in the historical hamlet of Harlow Hill.

The four luxury properties are outwardly traditional stone and slate built barns sat within generous plots and benefiting from stunning views across open countryside.

Located within the highly sought-after Tyne Valley, the hamlet of Harlow Hill lies on the line of Hadrian's Wall, a World Heritage Site, offering ample opportunity for countryside walks and other recreational activities in the great outdoors.

Works have commenced on the new homes, which will comprise of one 3-bedroom and three 4-bedroom barns finished to an exceptionally high standard, characteristic of all Anvil Homes developments.

Internally the properties will provide the highest levels of contemporary living, whilst offering a range of traditional features including vaulted ceilings, exposed stone and brickwork, timber beams and traditional Northumbrian cart arch windows.

Each carefully planned and thoughtfully designed home will enjoy a unique character of its own, whilst incredible attention to detail and a high-quality specification including stylish bathrooms and bespoke kitchens will ensure appealing consistency throughout the development.

Harlow Hill (NE15 0QD) is located only 12 miles from Newcastle City centre, 9.5 miles from Newcastle airport and 6.8 miles from the historic village of Corbridge.



SITE MAP

- 1: THE PARLOUR
- 2: THE LONG BARN
- 3: MIDDLE BARN
- 4: SOUTH BARN.

Anvil Homes is delighted to bring to the market this exclusive development of four individually designed barn conversions, nestled within a rural village setting in the historical hamlet of Harlow Hill.

THE PARLOUR HARLOW HILL

*Pleasantly situated within the
development on a generous
half-acre plot*

The Parlour is a four-bedroom single storey stone and slate built traditional barn, pleasantly situated within the development on a generous half-acre plot incorporating beautifully landscaped gardens and a patio seating area. A timber gated entrance leads onto a spacious gravel driveway towards the detached double oak framed garage.

The property is entered via a hallway which provides access to a cloakroom and a useful utility room situated at the front. A large cart arch window allows for an abundance of natural light and a further door opens out onto the rear lawned courtyard. To one side of the hall there is a spacious lounge with a fabulous feature fireplace housing a multi-fuel stove and a large window overlooking the front gardens.

From the hallway feature steps take you into the large kitchen/ family room providing the perfect space for entertaining. The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and porcelain tiled flooring.

Accessed via the kitchen/ family room is the rear hall which provides access to four bedrooms. The spacious master suite includes a walk-in wardrobe and an ensuite shower room comprising of a walk-in shower with contemporary fittings. There are a further three double bedrooms along with a spacious and stylish family bathroom which includes both a bath and separate walk in shower.

The Parlour benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

THE PARLOUR

FRONT ELEVATION

The Parlour benefits from underfloor heating throughout the ground floor



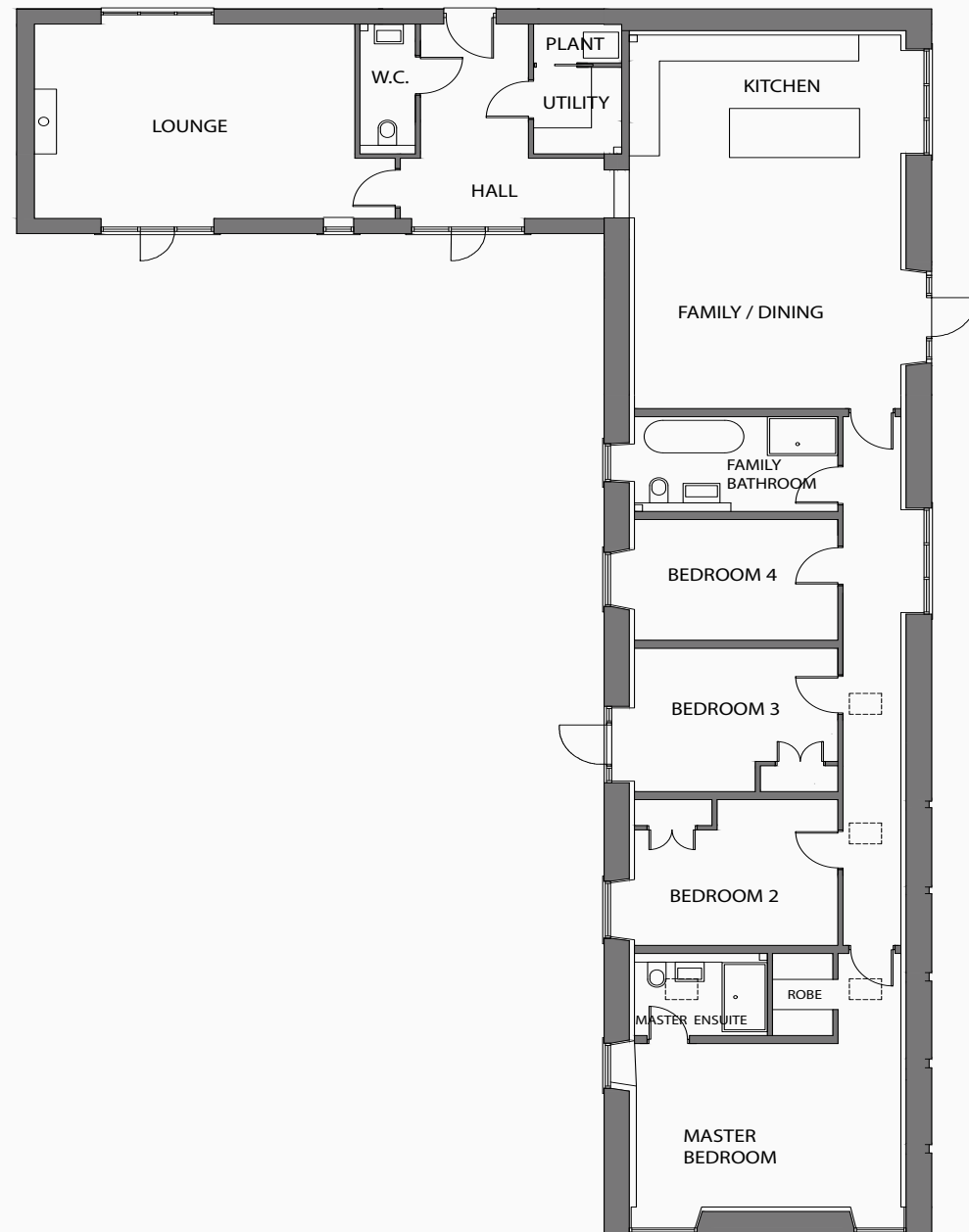
THE PARLOUR FLOOR PLANS

Internally the properties will provide the highest levels of contemporary living

GROUND FLOOR PLAN

KITCHEN	5289 x 8646 - 17' 4" x 28' 4"
LOUNGE	6340 x 4451 - 20' 9" x 14' 7"
FAMILY BATHROOM	4039 x 2195 - 13' 3" x 7' 2"
BEDROOM 4	4039 x 2794 - 13' 3" x 9' 2"
BEDROOM 3	4039 x 3318 - 13' 3" x 10' 10"
BEDROOM 2	4039 x 3374 - 13' 3" x 11'
MASTER BEDROOM	5289 x 3784 - 17' 4" x 12' 5"

From the hallway feature steps take you into the large kitchen/ family room providing the perfect space for entertaining.



REAR ELEVATION THE PARLOUR



THE LONG BARN

HARLOW HILL

The property is entered via a hallway with cloakroom and glazed double doors opening into a large dining kitchen.

The Long Barn is a four-bedroom stone and slate built traditional barn on an impressive 0.9-acre plot incorporating beautifully landscaped gardens and a patio seating area. A timber gated entrance leads onto a spacious gravel driveway towards the detached double oak framed garage.

The property is entered via a hallway with cloakroom offering ample storage for outerwear, whilst glazed double doors open into a fabulously proportioned lounge. This light-filled room boasts a feature fireplace housing a multi-fuel stove and benefits from two cart arch style windows overlooking both the front and rear gardens.

From the hallway steps lead into a corridor area which provides access to the family/dining room via a glazed door. This large, open plan entertaining space leads directly into the home's stunning kitchen, which features a central island and bi-folding doors giving access to the patio area.

The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, granite work surfaces and porcelain tiled flooring. Accessed via the family/dining room is a useful utility room and additional coat storage.

The large master bedroom is located on the ground floor and includes an ensuite shower room comprising of a walk-in shower with contemporary fittings. The ground floor corridor also provides access to a WC, plant room and externally to the rear courtyard garden.

From the entrance hallway a feature timber staircase with a classic oak balustrade and newels leads to the first floor, where there are three further double bedrooms, one of which enjoys an ensuite shower room. There is also a spacious contemporary family bathroom which includes both a bath and separate shower cubicle.

The Long Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

THE LONG BARN

FRONT ELEVATION

*The Long Barn benefits from
underfloor heating throughout*



THE LONG BARN FLOOR PLANS

Internally the properties will provide the highest levels of contemporary living

GROUND FLOOR PLAN

KITCHEN	5100 x 4450 - 16'8" x 14'7"
FAMILY DINING	3679 x 4248 - 12' x 13'11"
LOUNGE	7709 x 4450 - 25'3" x 14'7"
MASTER BEDROOM	4959 x 3807 - 16'3" x 12'5"

FIRST FLOOR PLAN

BEDROOM 2	3574 x 4625 - 11'8" x 15'2"
BEDROOM 3	3574 x 2900 - 11'8" x 9'6"
BEDROOM 4	4959 x 3181 - 16'3" x 10'5"
FAMILY BATHROOM	3200 x 1900 - 10'6" x 6'2"

The Long Barn is a four-bedroom stone and slate built traditional barn on an impressive 0.9-acre plot incorporating beautifully landscaped gardens and a patio seating area



REAR ELEVATION THE LONG BARN



MIDDLE BARN

HARLOW HILL

*Glazed door opens into a fantastic open
plan kitchen/day room*

Middle Barn is a three/four-bedroom stone and slate built traditional barn which is full of character and features a fabulous gin gang. The entrance leads onto a spacious gravel driveway towards a detached double oak framed garage.

The two-storey property is entered via a hallway with cloakroom and feature curved wall leading through to a study/bedroom 4. A glazed door opens into a fantastic open plan kitchen/day room providing the perfect space for entertaining.

The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and porcelain tiled flooring.

Double doors lead into a characterful Gin Gang providing a wow-factor sitting room with lovely views over the landscaped gardens and benefitting from a free-standing multi-fuel stove. Bi-folding doors provide direct access onto the landscaped gardens and patio seating area.

A feature timber staircase with a classic oak balustrade and newels leads to the first floor where there are three further bedrooms, all with wonderful views of the open countryside.

This floor incorporates a contemporary family bathroom fitted with both a bath and separate shower cubicle. The master bedroom benefits from an ensuite shower room comprising of a walk-in shower with contemporary fittings.

Middle Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

MIDDLE BARN

FRONT ELEVATION

*A feature timber staircase
with a classic oak balustrade
and newels*



MIDDLE BARN FLOOR PLANS

Internally the properties will provide the highest levels of contemporary living

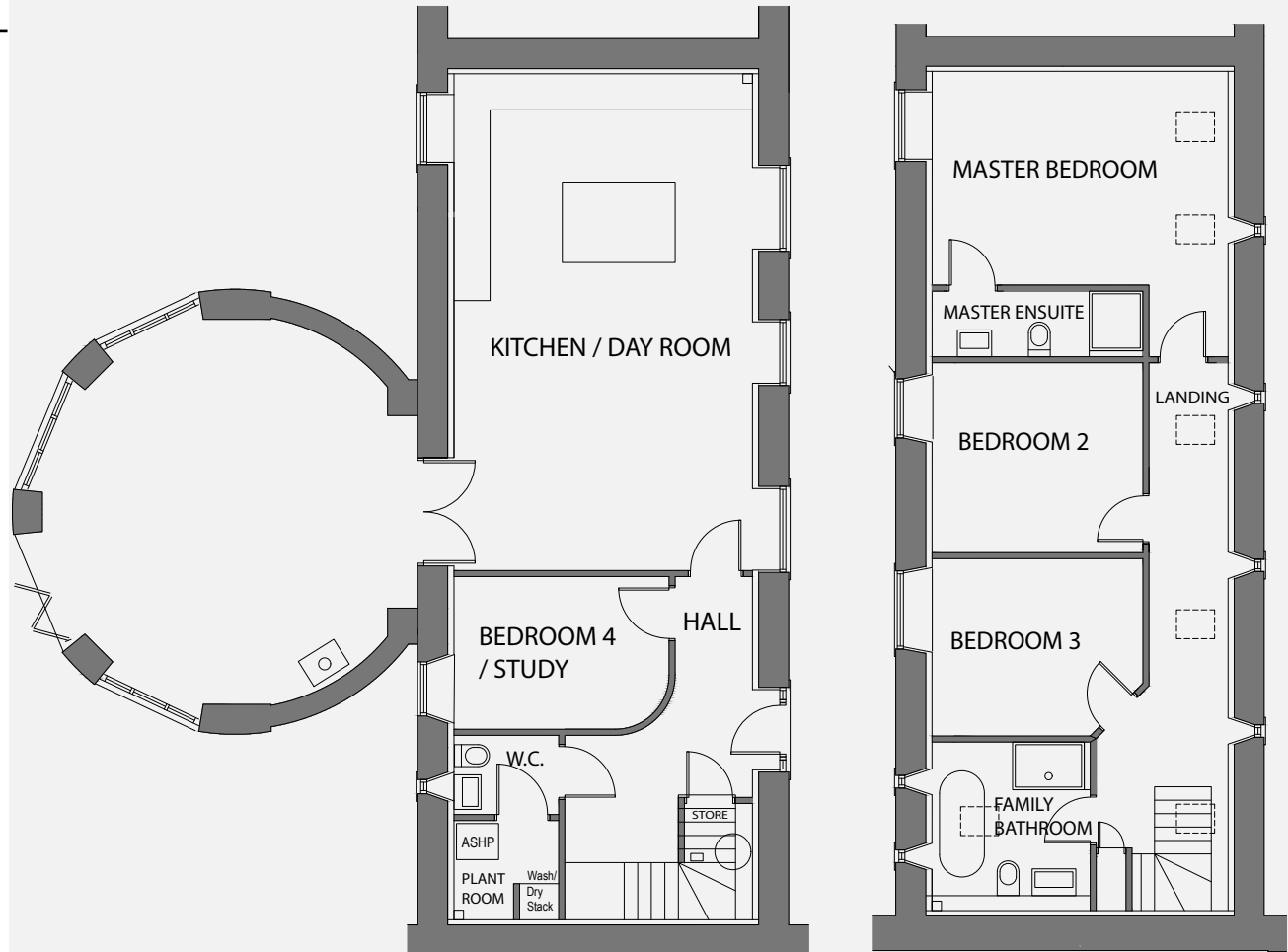
GROUND FLOOR PLAN

KITCHEN/ DAYROOM	4959 x 8258 - 27'1" X 16'3"
SUN ROOM	6236 x 6400 - 20' 5" X 21'
BEDROOM 4 / STUDY	3574 x 2539 - 11' 8" X 8' 4"

FIRST FLOOR PLAN

MASTER BEDROOM	4955 X 3583 - 16' 3" X 11' 9"
BEDROOM 2	3532 X 3183 - 11' 7" X 10' 5"
BEDROOM 3	3532 X 2973 - 11' 7" X 9' 9"
FAMILY BATHROOM	2650 X 2825 - 8' 8" X 9' 3"

Double doors lead into a characterful Gin Gang providing a wow-factor sitting room with lovely views over the landscaped gardens and benefitting from a free-standing multi-fuel stove.



REAR ELEVATION MIDDLE BARN



SOUTH BARN HARLOW HILL

Features a traditional cart arch style window allowing an abundance of natural light

South Barn is a four-bedroom stone and slate built traditional barn with fabulous views across the Tyne Valley. A timber gated entrance leads onto a generous gravel driveway towards the detached double oak framed garage.

The property is entered via a spacious hallway which features a traditional cart arch style window allowing an abundance of natural light to flood in. The hallway includes a convenient cloakroom and a feature staircase leads to the first floor.

A glazed door leads from the hallway into the good-sized kitchen which also has a traditional cart arch style window overlooking the front landscaped gardens. The kitchen exudes quality with bespoke handmade painted furniture, integrated appliances, a central island, granite work surfaces and tiled flooring.

A glazed door to the other side of the hallway leads into the lounge which benefits from a feature fireplace housing a multi-fuel stove and a further cart arch window with fabulous views across the Tyne Valley.

The master bedroom is located on the ground floor and benefits from a contemporary ensuite shower room comprising of a walk-in shower cubicle with contemporary fittings. There is also a separate study ideal for a home office.

A feature timber staircase with a classic oak balustrade and newels leads to the first floor which includes three bedrooms, one with fitted wardrobes, and a spacious family bathroom which includes both a bath and a walk-in shower.

South Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

SOUTH BARN

FRONT ELEVATION

South Barn benefits from underfloor heating throughout the ground floor



SOUTH BARN FLOOR PLANS

Internally the properties will provide the highest levels of contemporary living

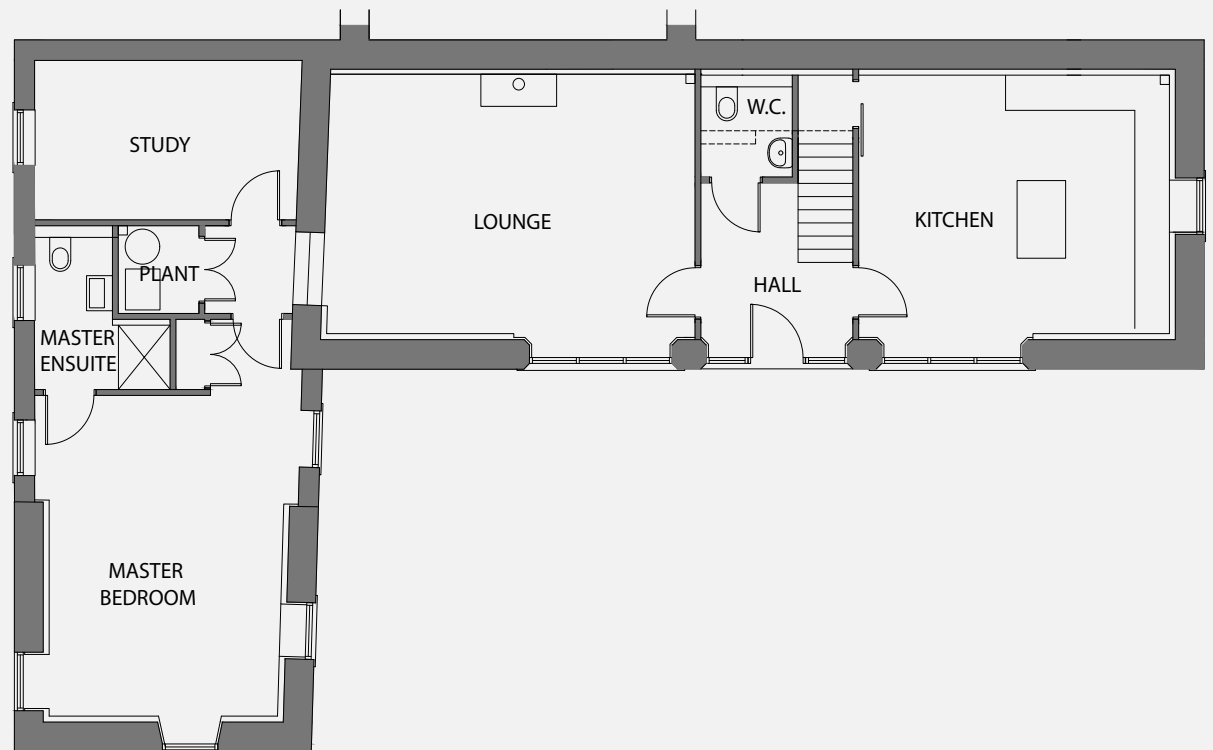
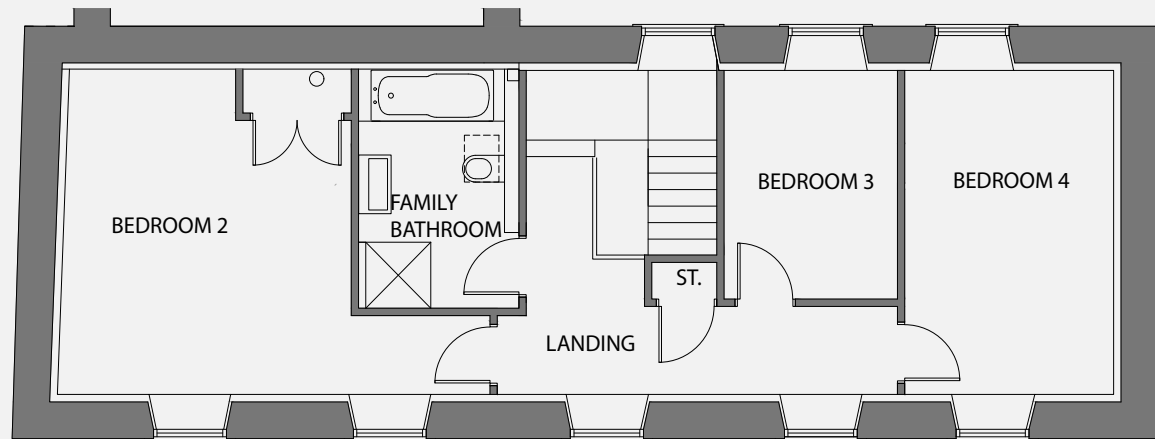
GROUND FLOOR PLAN

KITCHEN	5391 x 4417 - 17' 8" x 14' 5"
LOUNGE	6320 x 4434 - 20' 8" x 14' 6"
MASTER BEDROOM	4034 x 5481 - 13' 2" x 17' 11"
STUDY	4577 x 2725 - 10' 9" x 8' 11"

FIRST FLOOR PLAN

BEDROOM 2	3200 x 4435 - 10' 6" x 14' 6"
BEDROOM 3	2400 x 3117 - 7' 10" x 10' 2"
BEDROOM 4	2891 x 4417 - 9' 5" x 14' 5"
FAMILY BATHROOM	2220 x 3260 - 7' 3" x 10' 8"

The master bedroom is located on the ground floor and benefits from a contemporary ensuite shower room comprising of a walk-in shower cubicle with contemporary fittings.



REAR ELEVATION SOUTH BARN





*Disclaimer: Although every care has been taken to ensure the accuracy and illustration in this brochure, the contents do not form part of, or constitute, any representation, warranty or contract.
Any fixtures and fittings shown in the floor plans are for illustration purposes only.*